

FORMAT – A

(Circular no. – 28/2021)

Date: 23/11/2021.

To

MahaRERA

LEGAL TITLE REPORT

Sub: Title clearance certificate with respect to All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/C; area admeasuring about 0-15-40 (H-R-P), Assessment Rs. 0.75/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane (hereinafter referred as "the said land").

A) I have investigated the title of the said land on the request of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA and following documents i.e. :-

1) Description of the Property:-

All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/C; area admeasuring about 0-15-40 (H-R-P), Assessment Rs. 0.75/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane.

2) The documents of allotment of land.



- i) Copy of Index-II of Development Agreement serial no. 9737/2019.
- 3) Digital 7/12 extract issued by Talathi Temghar dated 13/11/2021 and Mutation Entry Nos. 1108, 1653, 3669, 5084 and 5233.
- 4) Search Report for 30 years from 1992 till 2021 dated 25/10/2021 Vide Challan No. MH007960090202122E, dated 25/10/2021 of Advocate SMT. ARCHANA KHANDU THAKARE.

B. On Perusal of the above mentioned documents and all other relevant documents relating to title of the All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/C; area admeasuring about 0-15-40 (H-R-P), Assessment Rs. 0.75/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane. belonging to 1) SHRI SHIRISH SITARAM NAIK, 2) SHRI MOHAN SITARAM NAIK, 3) SHRI SUNDER SITARAM NAIK, 4) SHRI BALWANT SITARAM NAIK, 5) SHRI DILIP SITARAM NAIK, 6) SMT. SHARDA alias SUPRIYA SUBHASH MHATRE, 7) SMT. SUNITA alias VEENA VIJAY PATIL, 8) SMT. KAVITA SANJAY BHUNDERE.

By Virtue of Registered Development Agreement bearing Registration Serial No. 9737/2019, duly executed and registered on dated 23/10/2019; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI SHIRISH SITARAM NAIK, 2) SHRI MOHAN SITARAM NAIK, 3) SHRI SUNDER SITARAM NAIK, 4) SHRI BALWANT SITARAM NAIK, 5) SHRI DILIP SITARAM NAIK, 6) SMT. SHARDA alias SUPRIYA SUBHASH MHATRE, 7) SMT. SUNITA alias VEENA VIJAY PATIL, 8) SMT. KAVITA SANJAY BHUNDERE herein had transfer their development rights in respect the said land bearing Survey No. 123, Hissa No. 1/C, area admeasuring about 0-15-4 (H-R-



P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

In pursuant to the above said Development Agreement the Land Owners ; 1) SHRI SHIRISH SITARAM NAIK, 2) SHRI MOHAN SITARAM NAIK, 3) SHRI SUNDER SITARAM NAIK, 4) SHRI BALWANT SITARAM NAIK, 5) SHRI DILIP SITARAM NAIK, 6) SMT. SHARDA alias SUPRIYA SUBHASH MHATRE, 7) SMT. SUNITA alias VEENA VIJAY PATIL, 8) SMT. KAVITA SANJAY BHUNDERE have granted registered Power of Attorney, bearing Registration Serial No. 9738/2019, duly executed and registered on 23/10/2019 in favour of the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA thereby allowing and permitting them to develop the said land.

And above mentioned Development Agreement along with Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts and free from all encumbrances.



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FLOW OF THE TITLE OF THE SAID LAND.

All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/C; area admeasuring about 0-15-40 (H-R-P), Assessment Rs. 0.75/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane

By virtue of Mutation Entry No. 1108, dated 05/05/1972 and as per the Maharashtra State Governments, Enforcement Act 1958 & Indian Coinage Act 1957, the Hon. Sp. D.I.L.R. (District Inspector Land Records) Thane had replaced the prevailing system of maintenance of land record with the new decimal system.

By virtue of Mutation Entry No. 1653, dated 20/10/1986 and by virtue of declaration and by virtue of oral partition dated 1955 the said Land is in possession 1) SHRI SITARAM KANA NAIK, 2) SHRI YASHWANT RAGHUNATH NAIK, 3) SHRI ATMARAM NAU NAIK, 4) SHRI SURESH NAU NAIK, 5) SHRI MARUTI AMBO NAIK, 6) SHRI BALIRAM AMBO NAIK, 7) SMT. RADHABAI KUNDLIK NAIK along with their relatives (co-owner) 1) SHRI PANGLYA GANPAT NAIK, 2) SHRI UNDRYA GOPAL NAIK, 3) SHRI SHANTARAM KANA NAIK, 4) SMT. RAI AMBO NAIK, 5) SHRI NAU RAGHO NAIK, 6) SHRI SITARAM KANA NAIK, 7) SMT. SONIBAI HARKU, 8) SMT. BUDHIBAI BABU, 9) SMT. MANJULA BARKYA, 10) LATE SMT. BAYABAI SITARAM, Through her legal heirs 10-A) SHRI RAMDAS SITARAM & OTHERS and hence the land owners have divided and transferred the said



land as per Kabja Vahivat along with other lands among themselves and the said land transfer in favour of SHRI SITARAM KANA NAIK.

By virtue of Mutation Entry No. 3669, dated 08/12/2008 and by virtue of Law of Inheritance LATE SHRI SITARAM KANHA NAIK has died intestate on dated 07/10/2006 and LATE SMT. SAMPADABAI SITARAM NAIK has died intestate on dated 10/10/1996 and therefore the said land has been transferred in the name of their Legal Heirs 1) SHRI SHIRISH SITARAM NAIK(SON), 2) SHRI MOHAN SITARAM NAIK (SON), 3) SHRI SUNDER SITARAM NAIK (SON), 4) SHRI BALWANT SITARAM NAIK (SON), 5) SHRI DILIP SITARAM NAIK (SON), 6) SMT. SHARDA SUBHASH MHATRE (MARRIED DAUGHTER), 7) SMT. SUNITA VIJAY PATIL (MARRIED DAUGHTER), 8) SMT. KAVITA SANJAY BHUNDERE (MARRIED DAUGHTER).

By Virtue of Registered Development Agreement bearing Registration Serial No. 9737/2019, duly executed and registered on dated 23/10/2019; duly registered with Sub-Registrar of Assurances, Bhiwandi-1; 1) SHRI SHIRISH SITARAM NAIK, 2) SHRI MOHAN SITARAM NAIK, 3) SHRI SUNDER SITARAM NAIK, 4) SHRI BALWANT SITARAM NAIK, 5) SHRI DILIP SITARAM NAIK, 6) SMT. SHARDA alias SUPRIYA SUBHASH MHATRE, 7) SMT. SUNITA alias VEENA VIJAY PATIL, 8) SMT. KAVITA SANJAY BHUNDERE herein had transfer their development rights in respect the said land bearing Survey No. 123, Hissa No. 1/C, area admeasuring about 0-15-4 (H-R-P); situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; in favour of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.



Jeetendra N. Shete

ADVOCATE

B.Com. LL.B.

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In pursuant to the above said Development Agreement the Land Owners ; 1) SHRI SHIRISH SITARAM NAIK, 2) SHRI MOHAN SITARAM NAIK, 3) SHRI SUNDER SITARAM NAIK, 4) SHRI BALWANT SITARAM NAIK, 5) SHRI DILIP SITARAM NAIK, 6) SMT. SHARDA alias SUPRIYA SUBHASH MHATRE, 7) SMT. SUNITA alias VEENA VIJAY PATIL, 8) SMT. KAVITA SANJAY BHUNDERE have granted registered Power of Attorney, bearing Registration Serial No. 9738/2019, duly executed and registered on 23/10/2019 in favour of the Developer M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA thereby allowing and permitting them to develop the said land.

By virtue of Mutation Entry No. 5084, dated 04/05/2017 and by virtue of Govt. Notification No. Ra. Bhu.A./P.K. 180/L-1, dated 07/05/2016 given by Tahsildar the correction has been made on the record of rights.

By virtue of Mutation Entry No. 5233, dated 25/04/2018 and by virtue of Govt. Notification No. Ra. Bhu.A./P.K. 180/L-1, dated 07/05/2016 given by Tahsildar the correction has been made on the record of rights.

I do hereby certify that I have seen 7/12 extract, Mutation Entries and Search Report of Advocate SMT. ARCHANA KHANDU THAKARE dated 25/10/2021 vide Challan No. MH007960090202122E , dated 25/10/2021 and all other documents provided to me in respect of said land, I come to conclusion, that All that piece and parcel of Agricultural Land bearing Survey No. 123, Hissa No. 1/C; area admeasuring about 0-15-40 (H-R-P), Assessment Rs. 0.75/-; situate lying and being at Mouje Temghar, Taluka Bhiwandi, Dist. Thane; within the limits of Bhiwandi Nizampur City Municipal Corporation, Sub-Registration District and Taluka Bhiwandi, Registration District and District Thane; belongs to 1) SHRI SHIRISH SITARAM NAIK, 2) SHRI MOHAN



SITARAM NAIK, 3) SHRI SUNDER SITARAM NAIK, 4) SHRI BALWANT SITARAM NAIK, 5) SHRI DILIP SITARAM NAIK, 6) SMT. SHARDA alias SUPRIYA SUBHASH MHATRE, 7) SMT. SUNITA alias VEENA VIJAY PATIL, 8) SMT. KAVITA SANJAY BHUNDERE.

And the Land Owners 1) SHRI SHIRISH SITARAM NAIK, 2) SHRI MOHAN SITARAM NAIK, 3) SHRI SUNDER SITARAM NAIK, 4) SHRI BALWANT SITARAM NAIK, 5) SHRI DILIP SITARAM NAIK, 6) SMT. SHARDA alias SUPRIYA SUBHASH MHATRE, 7) SMT. SUNITA alias VEENA VIJAY PATIL, 8) SMT. KAVITA SANJAY BHUNDERE have entered into above said Development Agreement and in pursuant has granted the Power of Attorney in favour of M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA And all the Development Agreement and Power of Attorney are still existing and in force and all the Development Rights belongs to M/S. ORNATE BUILDCON DEVELOPERS through its partner M/S. ORNATE INFRA HOLDINGS PVT. LTD through its Director SHRI SUNIL GUPTA.

And in my opinion, the title of the said land is clear, marketable and beyond reasonable doubts and free from all encumbrances.

Signature,



(Jeetendra N. Shete)

Advocate.